

PB# 83-10

Fred Pellechia

Fred Bellchies (last line change) 83-10
Subdivision

Approved 4/27/83
filed with TC office
5/13/83 ph

General Receipt

5162

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Received of Fred Pellechia (Vincent Doce) April 26 1983
\$ 25⁰⁰/₁₀₀

Twenty Five and ⁰⁰/₁₀₀ DOLLARS

For Subdivision-Lot Line Charge 83-10

DISTRIBUTION

FUND	CODE	AMOUNT
<u>\$25.00</u>	<u>Check</u>	
<u>#5083</u>		

By Pauline G. Townsend
Town Clerk ^{EC}

Title

Memo FROM: P.V. Cuomo P.E. Planning Board Engineer
TOWN OF NEW WINDSOR
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

Received
4/27/83
Board
Planning *4/27/83*
ph

TO:

(Henry Van Leeuwen
Planning Board Chairman)

DATE: April 26, 1983

SUBJECT: Fred Pellechia

—FOLD HERE—

I have received above subject's plans and application on new drainage alignment off 207 and it is satisfactory.

I require written description of easement to enable Town of New Windsor to draw up necessary conveyance papers for filing.

by *Paul V. Cuomo*

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12550

(This is a two-sided form)

Date Received 4/13/83
Preapplication Approval _____
Preliminary Approval 4/27/83
Final Approval _____
Fees Paid \$25.00

APPLICATION FOR SUBDIVISION APPROVAL

Date: 4/13/82

1. Name of subdivision LOT LINE CHANGE LANDS OF PELLECHIA
2. Name of applicant FRED N. PELLECHIA Phone 564-1736
Address 601 307 LITTLE BRITAIN RD. NEW WINDSOR, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record FRED N. & EDITH PELLECHIA Phone 564-1736
Address SAME AS ABOVE
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor VINCENT J. DOUG P.L.S. Phone 561-1170
Address 15 NEW ROAD, NEWBURGH, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the SOUTH side of LITTLE BRITAIN RD. (RTE. 207)
(Street)
AT THE INTER. OF WITH WEATHER OAK HILL ROAD
(direction)
7. Total Acreage 0.91 Ac ± Zone NC Number of Lots 2
8. Tax map designation: Section 33 Lot(s) BLOCK 2 LOTS 12 & 13
9. Has this property, or any portion of the property, previously been subdivided YES.
If yes, when N/A; by whom BY DEED
10. Has the Zoning Board of Appeals granted any variance concerning this property NO.
If yes, list case No. and Name _____

List all contiguous holdings in the same ownership.

Section _____ Block(s) _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK)
COUNTY OF ORANGE : ss.:

I, Fred N. Pellechia, hereby depose and say that
all the above statements and the statements contained in the papers submitted herewith
are true.

Mailing Address ~~MINNESOTA~~ 601

LITTLE BRITAIN ROAD, NEW WINDSOR

SWORN to before me this

^{12th} day of April, 1983

Shirley B. Hassdenteufel
NOTARY PUBLIC

SHIRLEY B. HASSDENTEUFEL
Notary Public, State of New York
No. 4764798
Qualified in Orange County
Commission Expires March 30, 1984

County of Orange

COUNTY CLERK'S OFFICE

Orange County Government
Center



Goshen, New York 10924

MARION S. MURPHY
County Clerk

Tel. (914) 294-5151
February 1, 1984

*Planning Board
received
2/16/84 ch.
83-10*

Chairman of Planning Board

Town/~~City~~ of New Windsor

Dear Mr. Henry Van Leeuwen

In compliance with the Town/~~City~~ Planning Law, this is to notify you
that the Plan of Subdivision for Fred N. & Dith Pellechia
Town/~~City~~ of New Windsor dated 4/13/83 and approved
by Henry F. Scheible
by ~~xxx~~ on 01/11/84 was filed in our office on _____
01/13/84 as Map number 6459.

With kindest regards, I am

Very truly yours,

Marion S. Murphy
County Clerk

By: John L. Clement
Acting Deputy County Clerk

This Indenture,

Made the 13th day of November, , nineteen hundred and Seventy-five,

Between GEORGIAN D. KOCH, residing at M. D. 35, Little Britain Road, New Windsor, New York 12550,

part y of the first part, and
FRED N. PELLECHIA and EDITH PELLICHIA, husband and wife, as tenants by the entirety, residing at No. 18 Linden Drive, Newburgh, New York 12550,

parties of the second part:

Witnesseth, that the part y of the first part, in consideration of Ten and no/100 (\$10.00) Dollars, lawful money of the United States, and other good and valuable considerations paid by the parties of the second part, does hereby grant and release unto the parties of the second part, their heirs and assigns forever,

All that piece or parcel of land, together with the improvements thereon, situated in the Town of New Windsor, Orange County, New York, bounded and described as follows:-

BEGINNING at an iron rod in the southerly right of way line of the New York State Highway Route 207, from Newburgh to Little Britain, said point being 142.87 feet distant measured southeasterly along the said right of way line from the easterly corner of lands of Nathaniel M. Brown, and being 12± feet distant measured southeasterly from the center of a concrete culvert and runs,

THENCE (1) South $76^{\circ} 13'$ East along said Right of Way line 100.19 feet to an iron rod,

THENCE (2) South $17^{\circ} 16'$ West 170.37 feet to an iron rod,

THENCE (3) North $72^{\circ} 44'$ West 100.0 feet to an iron rod on the easterly side of a small drainage ditch,

THENCE (4) North $17^{\circ} 16'$ East 164.28 feet to the point of beginning.

Containing 0.384 acre of land, more or less.

BEING a portion of the lands conveyed by Nathaniel M. Brown by

deed dated October 17, 1949, and recorded in the Orange County Clerk's Office on October 18, 1949, in Liber 1138 at Page 451.

BEING the same premises conveyed by Rowland D. Smith, Jr. and Cherry A. Smith, husband and wife, to Frederick W. Koch, Jr., and Georgian D. Koch, husband and wife, by deed dated April 21, 1953, recorded April 23, 1953 in Liber 1264 of Deeds at Page 578, Orange County Clerk's Office. Said Frederick W. Koch, Jr., having become deceased on the 5th day of November, 1972, survived by Georgian D. Koch, surviving tenant by the entirety and instant grantor.

Together with the appurtenances and all the estate and rights of the part y' - of the first part, in and to the said premises.

To have and to hold the premises herein granted unto the parties of the second part, as tenants by the entirety, their heirs and assigns forever.

And said ~~XXXX~~ party of the first part

covenant^s as follows:

First. That said party of the first part is seized of the said premises in fee simple and has good right to convey the same;

Second. That the parties of the second part shall quietly enjoy the said premises;

Third. That the said premises are free from incumbrances;

Fourth. That the part Y of the first part will execute or procure any further necessary assurance of the title to said premises;

Fifth. That said party of the first part
will forever warrant the title to said premises.

Sixth. The grantor, in compliance with Section 13 of the Lien Law, covenant as follows: That she will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement, and that she will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the part Y of the first part has hereunto set her hand and seal the day and year first above written

In the Presence of:

Georgian D. Koch (L.S.)
Georgian D. Koch

State of New York,
County of ORANGE

ss.:

On the 13th day of November, nineteen hundred and
Seventy-five before me personally came GEORGIAN D. KOCH

, to me known

to be the individual described in, and who executed, the foregoing instrument, and
acknowledged that she executed the same.

Allen J. Indyk
Notary Public

ALLEN J. INDYK
Notary Public in the State of New York
Residence on Appointment - Orange County
Commission Expires March 30, 1976

ALLEN J. INDYK
Notary Public in the State of New York
Residence on Appointment - Orange County
Commission Expires March 30, 1976

2022 800

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

Deed.

GEORGIAN D. KOCH

TO

FRED N. PELLECHIA and EDITH
PELLECHIA, husband and wife

Dated, November 13th, 1975

LIBER 2022 Pg 640

GRANGE
COUNTY

053115

REAL ESTATE
TRANSFER TAX
Dept. of
TREASURY

STATE OF
NEW YORK
2070
107

17th
Nov 1975
2052
637

Examiner.

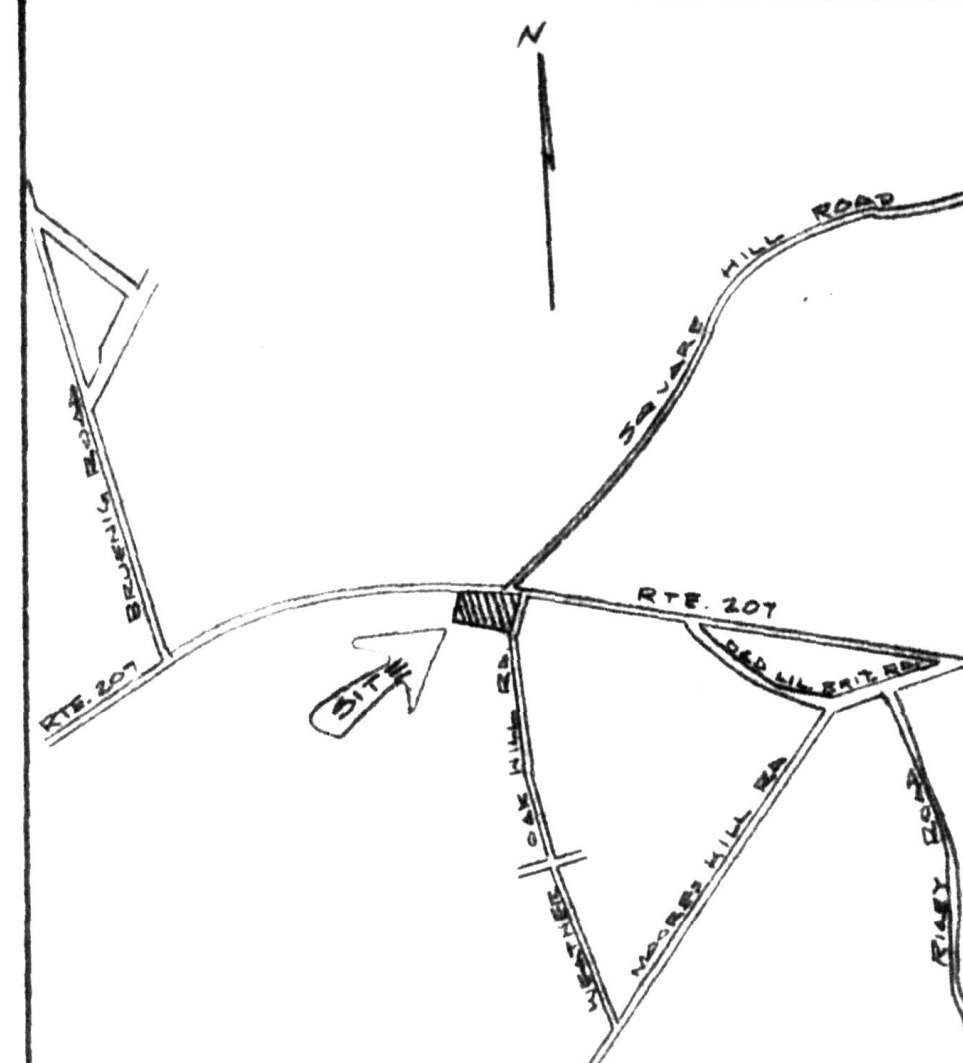
C. N. Winters

ALLEN J. INDEONKA
ATTORNEY AT LAW
165 LIBERTY STREET
NEW YORK, N.Y. 10038

Chg. Northrop

2970
7-

APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD



LOCATION PLAN

SCALE 1"=1000

GENERAL NOTES

1. SURVEY BY OTHERS, UNLESS OTHERWISE NOTED.
2. * LOCATED BY THIS OFFICE FROM EXISTING STRUCTURES IN #1 ABOVE.
3. (+) ORIGINAL EASEMENT AS LOCATED BY OTHERS.
4. VINCENT L. DOLE DISPUTES LOCATION IN #3 ABOVE.
5. * #3 ABOVE NOTWITHSTANDING, SUBJECT PROPERTY OWNER NOW PROPOSES THAT NEW EASEMENT (PARCEL "C") REPLACES ALL PREVIOUS EASEMENTS AGREEMENTS.

ZONE DISTRICT NC

LOT AREA	10,000 S.F.
LOT WIDTH	100 FT.
FRONT YARD	40 FT.
REAR YARD	15 FT.
ONE SIDE YARD	15 FT.
BOTH SIDE YARDS	35 FT.
FLOOR AREA RATIO	1

TAX MAP DATA:

SECTION 33 BLOCK 2 LOTS 12 & 13

△ 以下の事項を注意する：

L1 000000 2022 PAGE 637
L1 000000 2138 PAGE 675

PROPOSED LOT LINE CHANGE

SITE PLAN
LAND OF
A-1 INDUSTRIAL ZONE
TOWN OF NEW BRUNSWICK
NEW JERSEY

ORANGE CO. NEW YORK

PREPARED BY:

VINCENT J. DOLE ASSOCIATES
SURVEYORS & PLANNERS

[illegible]